



IT IS ORDERED as set forth below:

Date: October 20, 2020

Paul Baisier

Paul Baisier
U.S. Bankruptcy Court Judge

**IN THE UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION**

IN RE	:	
	:	
KAREN MICHELE LEE,	:	CHAPTER 7
	:	
Debtor.	:	CASE NO. 19-63674-PMB
_____	:	
	:	
WILLIAM J. LAYNG, Jr. Trustee	:	CONTESTED MATTER
	:	
Movant,	:	
	:	
vs.	:	
	:	
KAREN MICHELE LEE,	:	
MTGLQ INVESTORS, LP,	:	
TOWNE PARK PLACE MASTER	:	
ASSOCIATION, INC.,	:	
CAVALRY SPV I, LLC	:	
Respondents.	:	
_____	:	

ORDER GRANTING TRUSTEE'S MOTION FOR
COURT APPROVAL OF THE SALE OF REAL ESTATE FREE AND CLEAR OF
LIENS

The above styled case came before the Court on the *Trustee's Motion for Authority to Sell Property of the Estate Free and Clear of All Liens, Interests and Encumbrances* filed with the Court on September 24, 2020 (Doc. No. 54) and set for hearing on October 19, 2020. The Motion seeks an order from the Court authorizing the sale of that certain improved real property known commonly as 3609 Parkridge Lane, Duluth, GA 30096 ("Property") to Thomas H. Wimberly for a sale price of \$265,000.00 in accordance with the terms of the purchase and sale agreement attached to the Motion as an Exhibit.

At the hearing there were no objects announced to the Motion and no responses were filed in opposition to the Motion. Therefore, it is hereby

ORDERED that Trustee's Motion is **GRANTED**. It is further

ORDERED that Trustee is authorized and directed to take any and all actions necessary or appropriate to consummate the sale of the Property; executed, perform, consummate, implement, and close fully the sale together with all additional instruments and documents that may be reasonably necessary; and execute and perform all of the obligations of Trustee under the sale agreement. It is further

ORDERED that this Order shall be binding upon all creditors (whether known or unknown) of Debtor, Purchaser, Trustee, the Bankruptcy Estate, and their respective successors, assigns, affiliated, and subsidiaries. It is further

ORDERED that upon consummation of the closing of the sale, the Property shall be transferred and assigned to Purchaser free and clear of all liens, claims, interests, and encumbrances. It is further

ORDERED that the sale of the Property to Purchaser is "as is", "where is", and without representation or warranty, express or implied, from Trustee. It is further

ORDERED that, under Fed. R. Bankr. P. 6004(h), this Order shall be effective and enforceable immediately upon entry, and its provisions shall be self-executing. In the absence of any person or entity obtaining a stay pending appeal, Trustee and Purchaser are free to close the sale of the property at any time, at which time the gross sale proceeds Shall be paid to trustee pursuant to this Order, and those disbursements requested by Trustee in the sale motion are authorized to be made by Trustee or his closing attorney.

[END OF DOCUMENT]

Prepared by:

_____/s/_____
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